

LANDSCAPE TABLE - BASED ON PUD REQUIREMENTS

ITEM	REQUIRED	PROVIDED
STREET TREES	31.5	32
INTERNAL TREES	78.4 TOTAL	39
ROCK BOULDERS	10% OF TREES (8)	8
SHRUBS	40% OF TREES (31)	314

FINAL NUMBERS ARE SUBJECT TO APPROVED LANDSCAPE PLAN PREPARED BY OTHERS.

LOT COMPUTATION TABLE

TOTAL AREA = 4.57 ACRES ±  
 TOTAL MAXIMUM BUILDING AREA FOR LOTS 2-6 = 60,000 SF -  
 PROPOSED TOTAL PARKING SPACES = 170  
 PROPOSED HANDICAP PARKING SPACES = 6  
 OPEN SPACE LANDSCAPED AREA = 61,261 SF / 1.41 ACRES ±  
 ESTIMATED TRIPS PER DAY = 941

- NOTES
- 1) LOTS 2 THROUGH 6 SHALL SHARE A PROPORTIONAL UNDIVIDED INTEREST IN LOT 7.
  - 2) A SITE PLAN IS REQUIRED FOR ANY BUILDING CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - 3) SITE PLANS FOR EACH BUILDING LOT SHALL BE PREPARED AND SUBMITTED BY OTHERS FOR LOTS 2 & 5.
  - 4) A DETAILED LANDSCAPE PLAN WILL BE PREPARED & SUBMITTED BY OTHERS.

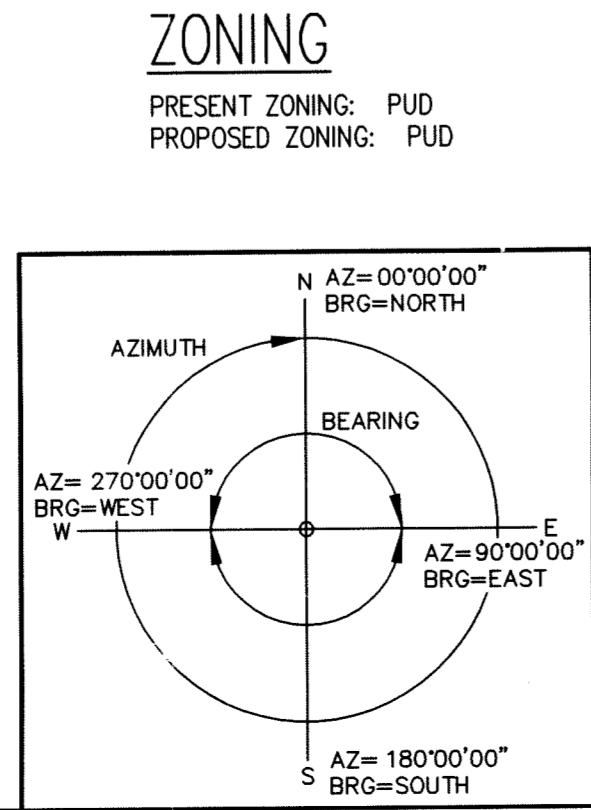
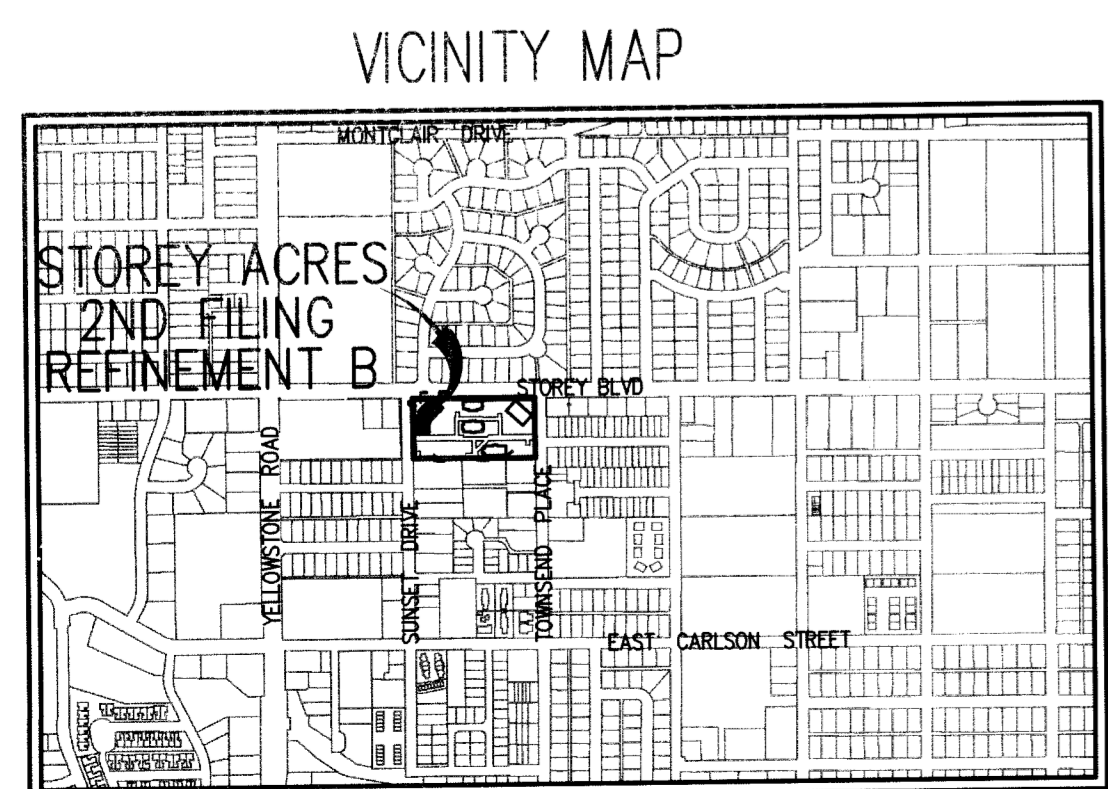
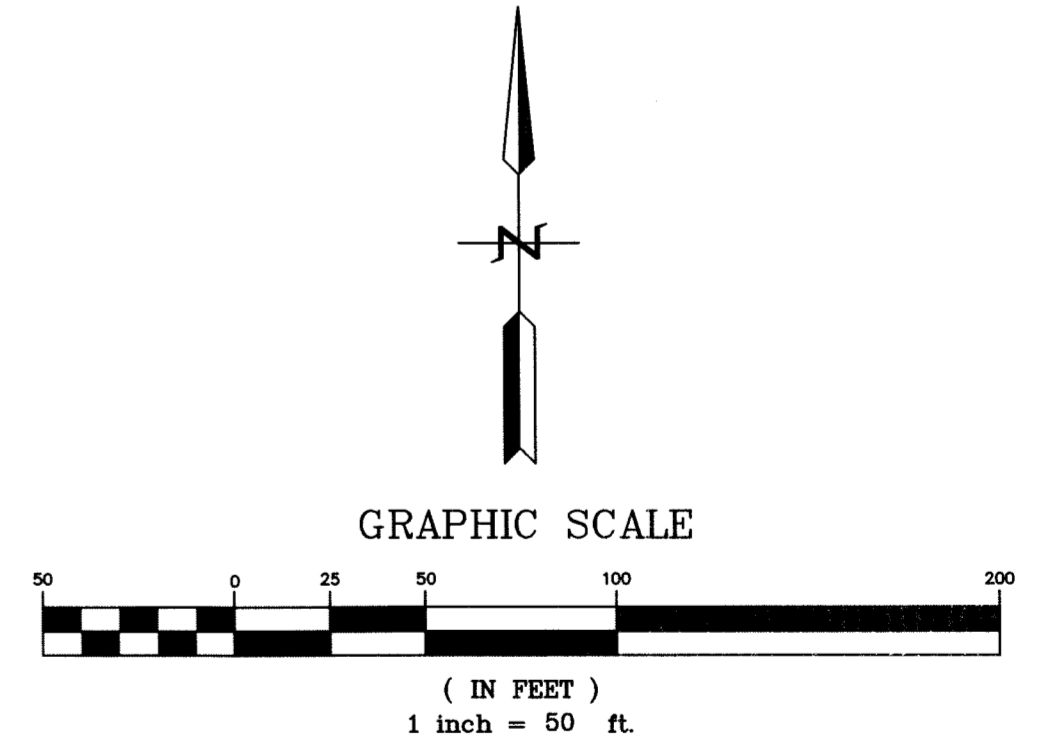
- LEGEND
- FOUND ALUMINUM CAP
  - SET ALUMINUM CAP
  - ⊙ FOUND IRON PIPE
  - (1) DENOTES RECORD PLAT DISTANCE PER STOREY ACRES SUBDIVISION
  - 589°37'23"E 437.03' DENOTES MEASURED BEARING & DISTANCE THIS SURVEY
  - WB DENOTES EXISTING 8" WATER MAINS
  - W24 DENOTES EXISTING 24" WATER MAINS
  - SAB DENOTES EXISTING 8" SANITARY SEWER MAINS
  - SA10 DENOTES EXISTING 10" SANITARY SEWER MAINS
  - SA 8" DENOTES PROPOSED 8" SANITARY SEWER MAINS
  - W 8" DENOTES PROPOSED 8" WATER MAINS
  - ST15 DENOTES PROPOSED 15" STORM SEWER
  - ST DENOTES EXISTING STORM SEWER MAINS
  - OHP DENOTES EXISTING OVERHEAD POWER LINE
  - DENOTES EXISTING CURB & GUTTER
  - ⊕ DENOTES EXISTING FIRE HYDRANT
  - ⊕ DENOTES EXISTING WATER VALVE
  - ⊕ DENOTES EXISTING SANITARY MANHOLE
  - ⊕ DENOTES EXISTING STORM MANHOLE
  - ⊕ DENOTES PROPOSED LANDSCAPED AREA
  - ⊕ DENOTES PROPOSED ASPHALT PAVEMENT AREA
  - ⊕ DENOTES PROPOSED CONCRETE PAVEMENT AREA
  - ⊕ DENOTES PROPOSED SIGN
  - ⊕ DENOTES PROPOSED FIRE HYDRANT

LEGAL DESCRIPTION

ALL OF TRACT 2 STOREY ACRES, SAID PARCEL OF LAND BEING SITUATED IN NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING. SAID PARCEL CONTAINING 4.57 ACRES MORE OR LESS.

DEVELOPERS:  
 SNOWY RANGE DEVELOPMENT, INC.  
 7000 YELLOWTAIL, SUITE 210  
 CHEYENNE, WY. 82009

DESIGNER:  
 AVIpc  
 2035 WESTLAND ROAD  
 CHEYENNE, WY. 82001



NO.	REVISION	DATE

PREPARED FOR:  
 SNOWY RANGE DEVELOPMENT, INC.  
 7000 YELLOWTAIL, SUITE 210  
 CHEYENNE, WY. 82009

PROJECT:  
 PUD  
 STOREY ACRES - SECOND FILING  
 REFINEMENT B

DRAWING TITLE:  
 STOREY ACRES SECOND FILING  
 NW 1/4 SEC. 19, T. 14 N., R. 66 W. 6th P.M.  
 LARAMIE CO., WY.

DESIGNED BY: B.H.P.	DRAWN BY: C.G.T.
CHECKED BY: B.H.P.	DATE: 2/08
JOB NO.:	2-2931.08
DRAWING NO.:	1 of 1

H:\GIS\SITE PLAN\SITE PLAN\REFINEMENT-B.dwg Feb 29, 2008 - 2:38pm Calvin

ORDINANCE NO. 3799

**ENTITLED: "AN ORDINANCE AMENDING SECTION 4, USES BY RIGHT, SECTION 6, MAXIMUM BUILDING AND SITE COVERAGE, SECTION 8 SETBACKS, SECTION 9, DEVELOPMENT PERFORMANCE STANDARDS, SECTION 13, PARKING, SECTION 15, OWNERSHIP AND MAINTENANCE OF COMMON AREAS OF ORDINANCE #3679 AND FURTHER AMENDING SECTION 12, SIGNAGE, WHICH WAS AMENDED WITH ORDINANCE #3748 FOR ALL OF STOREY ACRES, SECOND FILING, CHEYENNE, WYOMING (LOCATED SOUTH OF AND ADJACENT TO STOREY BLVD., BETWEEN SUNSET DRIVE AND TOWNSEND PLACE)."**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING:**

Section 1. That existing Section 4, Uses By Right, Section 6, Maximum Building and Site Coverage, Section 8 Setbacks, Section 9, Development Performance Standards, Section 13, Parking, Section 15, Ownership and Maintenance of Common Areas of Ordinance #3679 and further amending Section 12, Signage, which was amended Ordinance #3748 is amended as follows. Sections currently existing within these PUD Ordinances not set out within this ordinance remain unchanged.

Uses By Right.

The uses by right include general office space, **WITH ASSOCIATED DRIVE-THRUS** and the retailing or wholesaling of goods or the provision of services when the sale and storage of supplies and equipment are conducted within the building. There will be no residential, industrial or restaurant uses allowed within the Storey Business Plaza, except that vendors are allowed within the building common areas.

Maximum Building and Site Coverage.

Each of the structures located on Lots ± 2-6 may cover up to 100% of the lot size. Lot 7 will contain common open space with landscaping, drainage facilities and joint parking areas. There may be up to five trash collection areas. Additional trash collection and containment structures shall be added as needed.

Total of all building **OFFICE/RETAIL** square footage shall not exceed 60,000 sq. ft. for this development. **DRIVE THRU CANOPIES AND BASEMENT STORAGE DO NOT COUNT TOWARDS SQUARE FOOTAGE.** Medical office use shall not exceed ~~50~~ **40%** of the maximum building square footage.

Setbacks.

A. Front Yard – The lots do not have a front yard setback since the structure covers 100% of the lot. However, on Lots ± 2-6 there will be a minimum 5 ft. landscaped area from the face of the buildings (minus the vestibule portion) to the front and sides of the 5 ft. sidewalk at doorway as warranted.

B. Rear Yard – The lots do not have a rear yard setback since the structure may cover up to 100% of the lot. Each of the structures will face the interior of the PUD and the setbacks around the perimeter of the PUD area as follows:

1. Storey Blvd – 15 feet
2. Sunset Drive – 15 feet
3. Townsend Place - 15 feet
4. South property line – 10 feet

C. Side Yard – The lots do not have a side yard. However, there will be minimum 20 ft. separation between each of the structures located on Lots ± 2-6.

D. A clear site triangle shall be maintained at Sunset & Storey Boulevard and Townsend and Storey Boulevard per Section 17.116.180 of the Cheyenne City Code.

Development Performance Standards.

Street access to the Storey Business Plaza shall be from Townsend Place or Sunset Drive. All drive lanes, trash containment areas and parking areas within the Storey Business Plaza shall be of common use and maintained by the Storey Business Plaza Owners Association. The trash containment areas shall not be for public use. Trash containment shall be constructed with a decorative concrete block, stucco, or Divet (EIFS).

Sidewalk and pedestrian walkways within the parking area shall be of raised construction.

Detached sidewalk: Storey Blvd. - 5' on property line  
Sunset Drive - 4.5' on property line  
Townsend Place - 4.5' on property line

All structures within the Storey Business Plaza shall be similar in exterior appearance and shall be constructed in accordance with the current building code of the city of Cheyenne in affect during construction. The front and rear facing exterior of each building will be constructed using a minimum of two different materials to enhance the aesthetic value of the structures. None of the structures in the development will contain more than 20% lap siding.

Lots 3, 4, 5 and 6 shall integrate exterior design elements to enhance building appearance. Architectural features on front and back shall be included to avoid straight wall appearance.

#### **DRIVE THROUGH FACILITIES LOCATED BETWEEN THE STREET AND THE BUILDING:**

- 1. WHEN A SITE IS DESIGNED SO THAT THE PEDESTRIAN FLOW CROSSES A DRIVE THROUGH AISLE(S) THEN THAT CROSSING SHALL BE RAISED AND INCORPORATE A STAMPED OR SIMILAR PATTERN.**
- 2. A LANDSCAPE BUFFER IS REQUIRED ON BOTH SIDES OF THE DRIVE AISLE OR ON BOTH SIDES OF A GROUP OF DRIVE AISLES. THE BUFFER SHALL INCLUDE 75% LIVING MATERIALS AS DESCRIBED IN CITY CODE. THE SECTION OF A DRIVE AISLE IMMEDIATELY ADJACENT TO THE BUILDING IS NOT REQUIRED TO INCLUDE LANDSCAPING BETWEEN THE BUILDING AND THE DRIVE AISLE PROVIDED THE DRIVE AISLE IS LESS THAN 5-FEET FROM THE BUILDING WALL.**
- 3. DRIVE AISLES (VEHICULAR AREAS) OR ANY AREAS INTENDED FOR VEHICULAR USE (VEHICULAR AREAS) SHOULD NOT BE LOCATED BETWEEN THE BUILDING AND THE PUBLIC STREET. WHEN VEHICULAR AREAS ARE LOCATED BETWEEN THE BUILDING AND THE PUBLIC STREET THE FRONTAGE OF THOSE VEHICULAR AREAS SHOULD MEET THE FOLLOWING CRITERIA:**
  - A. WHERE THE LANDSCAPE SETBACK IS LESS THAN 15-FEET, THE LINEAR FRONTAGE OF THE VEHICULAR AREA SHALL REQUIRE 80% SHIELDING, OF WHICH 60% SHALL BE STRUCTURAL SHIELDING.**
    - I. DESIGN ELEMENTS THAT SHALL BE USED FOR STRUCTURAL SHIELDING ARE ARCHITECTURAL WALLS OR OTHER APPROVED STRUCTURAL DESIGN ELEMENTS.**
    - II. DESIGN ELEMENTS SHALL ENSURE FOUR SEASON SHIELDING AND ELEVATION CHANGES AT 20-FOOT INTERVALS OR LESS.**
    - III. MINIMUM HEIGHT OF DESIGN ELEMENTS SHALL BE 24" AND HAVE A MINIMUM AVERAGE OF 30" ABOVE THE GRADE OF THE VEHICULAR AREA.**
    - IV. DESIGN ELEMENTS SHOULD BE LOCATED WITHIN 5' OF THE VEHICULAR AREA UNLESS THE INTENT OF SHIELDING CAN BE BETTER SERVED IN AN ALTERNATIVE LOCATION.**
    - V. IF USED, WALLS SHALL INCORPORATE TWO TYPES OF MATERIALS CONSISTENT WITH THE BUILDING. WALLS MAY INCLUDE SYMBOLS AND/OR LETTERING WITHIN THE WALL ELEMENTS AS GOVERNED BY THE SIGN ORDINANCE AND CAN INCLUDE DIRECTIONAL SIGNAGE.**
    - VI. ANY SHIELDING SHALL INCORPORATE MATERIALS OF VARYING HEIGHTS AND TYPE.**
  - B. WHERE THE LANDSCAPE SETBACK IS 15-FEET OR GREATER, DESIGN ELEMENTS SHALL SHIELD 70% OF THE DRIVE AISLE.**

- I. DESIGN ELEMENTS SHALL ENSURE FOUR SEASON SHIELDING AND ELEVATION CHANGES AT 20-FOOT INTERVALS OR LESS.
  - II. MINIMUM HEIGHT OF DESIGN ELEMENTS SHALL BE 24" AND HAVE A MINIMUM AVERAGE OF 30" ABOVE THE GRADE OF THE VEHICULAR AREA.
4. DRIVE THROUGH WINDOWS SHALL EITHER BE COVERED WITH A CANOPY OR INCLUDE ADDITIONAL ARCHITECTURAL FEATURES SUCH AS OVERHANGS OR AWNINGS.
- A. GROUND SUPPORTED CANOPIES EXTENDING FROM THE BUILDING OR STAND ALONE CANOPIES SHALL INCORPORATE ROOF FEATURES AND MATERIALS CONSISTENT WITH THE PRIMARY STRUCTURE. FOR EXAMPLE IF THE PRIMARY STRUCTURE HAS PEAKED ROOF FORMS THEN THE CANOPY MUST ALSO HAVE PEAKED ROOF FORMS. ROOF PLANES ON THE CANOPY SHALL NOT EXCEED 30-FEET WITHOUT A CHANGE IN PLANE OR OTHER ROOF ELEMENT THAT BREAKS UP THE PLANE. THIS REQUIREMENT APPLIES TO FLAT ROOF CANOPIES AS WELL.
  - B. CANOPY GROUND SUPPORT STRUCTURES MUST HAVE A BASE ELEMENT CONSISTENT WITH THE BASE ELEMENT USED ON THE PRIMARY BUILDING, SUCH AS MASONRY OR STONE VENEERS.

Signage.

Wall signs shall not exceed (20) percent of the area of the wall to which the sign is attached, not to exceed two (200) hundred square feet. Additionally within Store Acres, 2<sup>nd</sup> Filing logos within clock towers or other design excellence features do not count towards sign calculations. **ONE DRIVE THRU SIGN IS ALLOWED ON SUNSET DRIVE LESS THAN 6 SQUARE FEET.** In addition, the developer will provide space and frames(s) to accommodate an exterior monument sign at each entrance into the development upon which a lot owner may, at its sole expense, affix a sign of equal size with other owners, containing its name, logo and description of services offered. The signs shall conform in style and general appearance with other signs and the frame. The monument signs located at the entrances shall not exceed 4 feet in height and 6 feet in width, for the overall sign structure, and **ALL SIGNS** will be located outside of the site triangles... All signs must be approved by the developer until the development is completed and thereafter by the Board of Directors of the owners association. No signs shall be on the building fascia or roofs or in the common areas not designated herein.

Parking.

There will be ~~175~~ **170** parking spaces provided within the Storey Acres, Second Filing. ~~There will be one parking space per 400 sq. ft. minimum of building floor area.~~ All parking spaces are considered common elements and none of the lots have assigned or reserved parking spaces. Each non-handicapped parking space will be 9 ft. wide by 19 ft. deep. There will be 14 handicapped spaces located within the parking area which will be 12 ft. by 19 ft. All drive lanes within the parking areas will be a minimum 24 ft. wide.

Internal sidewalks and pedestrian walkways within the parking area shall be raised curb and concrete construction.

Outdoor lighting to be shielded with flat lenses, not to exceed 20' in overall height.

Ownership and Maintenance of Common Area.

The to-be-formed Storey Business Plaza Owners Association will be responsible for maintenance of the designated open space and common facilities. The common facilities shall include all of Lot 7, Storey Acres, Second Filing and are established for the purposes of providing vehicle and pedestrian access as well as for drainage management, trash removal by City of Cheyenne Sanitation Services, and utility installation. Ownership of Lot 7 will reside with the to-be-formed Storey Business Plaza Owners Association. Lots 4-6 shall share a proportional undivided interest in Lot 7.

Section 2. That this ordinance shall be in full force and effect upon its publication.

**FIRST READING:**

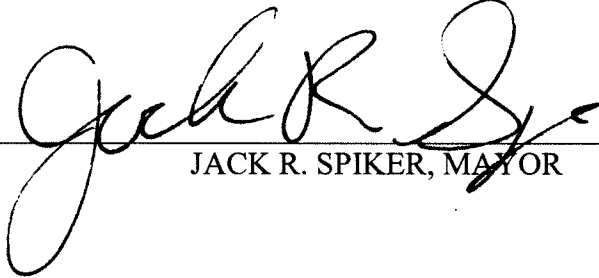
April 14, 2008

**SECOND READING:**

April 28, 2008

**THIRD AND FINAL READING:**

May 12, 2008

  
\_\_\_\_\_  
JACK R. SPIKER, MAYOR

(SEAL)  
ATTEST:

  
\_\_\_\_\_  
CAROL A. INTLEKOFER, CITY CLERK

publish date: Wyoming Tribune-Eagle  
May 17, 2008

Approved as to form only:  
*Jan White*  
Date: 5/5/2009

ORDINANCE NO. 3850

**ENTITLED:** "AN ORDINANCE AMENDING SECTION 13, PARKING, AS PREVIOUSLY AMENDED BY ORDINANCE #3799 FOR STOREY ACRES, SECOND FILING, REFINEMENT B; PREVIOUSLY KNOWN AS A PORTION OF STOREY ACRES, SECOND FILING, CHEYENNE, WYOMING (LOCATED SOUTH OF AND ADJACENT TO STOREY BOULEVARD, BETWEEN SUNSET DRIVE AND TOWNSEND PLACE)."

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING:**

Section 1. That existing Section 13, Parking, as previously amended by Ordinance #3799, is amended as follows:

Parking

There will be 170 parking spaces provided within the Storey Acres, Second Filing, **REFINEMENT B**. All parking spaces are considered common elements and none of the lots have assigned or reserved parking spaces. Each ~~non-handicapped~~ **STANDARD** parking space will be 9 ft. wide by 19 ft. deep. ~~There will be 14 handicapped spaces located within the parking area which will be 12 ft. by 19 ft.~~ **HANDICAPPED ACCESSIBLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH ADA STANDARDS AND ALL APPLICABLE BUILDING CODES.** All drive lanes within the parking areas will be a minimum 24 ft. wide.

Internal sidewalks and pedestrian walkways within the parking area shall be raised curb and concrete construction.

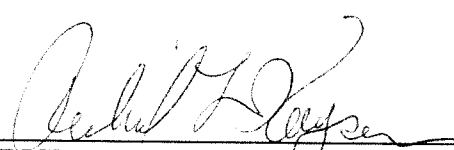
Outdoor lighting to be shielded with flat lenses, not to exceed 20' in overall height.

Section 2. That this ordinance shall be in full force and effect upon its approval and publication.

**FIRST READING:** May 11, 2009

**SECOND READING:** May 26, 2009

**THIRD AND FINAL READING:** June 8, 2009

  
\_\_\_\_\_  
RICHARD L. KAYSEN, MAYOR

(SEAL)  
ATTEST:

  
\_\_\_\_\_  
CAROL INTLEKOFER, CITY CLERK

publish date: Wyoming Tribune-Eagle  
June 13, 2009

Approved as to  
form only:

*Carole A. Intlekofer*  
Date 3-13-07

ORDINANCE NO. 3748

**NTITLED:** "AN ORDINANCE AMENDING SECTION 12, SIGNAGE OF ORDINANCE #3679 FOR ALL OF STOREY ACRES, SECOND FILING, ALL OF TRACT 2, STOREY ACRES, CHEYENNE, WYOMING (LOCATED SOUTH OF AND ADJACENT TO STOREY BLVD., BETWEEN SUNSET DRIVE AND TOWNSEND PLACE)."

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING:**

Section 1. That existing Section 12, Signage of Ordinance #3679 is amended as follows:

Signage.

~~Each unit within the development will be constructed in a manner that reserves space on the entrance side of the unit and/or on the rear of a building that faces either Storey Blvd., Townsend Place or Sunset Drive that will accommodate an exterior wall sign for the owner of each building. Wall signs shall not exceed twenty (20) percent of the area of the wall to which the sign is attached, not to exceed two (200) hundred square feet. Additionally within Storey Acres 2<sup>nd</sup> Filing logos within clock towers or other design excellence features do not count towards sign calculations.~~ In addition, the developer will provide space and frames(s) to accommodate an exterior monument sign at each entrance into the development upon which a lot owner may, at its sole expense, affix a sign of equal size with other owners, containing its name, logo and description of services offered. The signs shall conform in style and general appearance with other signs and the frame. The monument signs located at the entrances shall not exceed **4 feet in height and 6 feet in width, for the overall sign structure, 8 ft. by 8 ft. in size** and will be located outside of the site triangles. Monument sign shall not exceed a maximum of four (4) for this development. All signs must be approved by the developer until the development is completed and thereafter by the Board of Directors of the owners association. No signs shall be on the building fascia or roofs or in the common areas not designate herein.

Section 2. This ordinance shall be in full force and effect upon its passage and publication.

**IRST READING:** February 12, 2007

**SECOND READING:** February 26, 2007

**THIRD AND FINAL READING:** March 12, 2007

*Jack R. Spiker*  
\_\_\_\_\_  
JACK R. SPIKER, MAYOR

(SEAL)  
ATTEST:

*Carol A. Intlekofer*  
\_\_\_\_\_  
CAROL A. INTLEKOFER, CITY CLERK

publish date: Wyoming Tribune-Eagle  
March 20, 2007

**ENTITLED:** "AN ORDINANCE AMENDING TITLE 17 ZONING, CHAPTER 17.08 ZONING DISTRICTS ESTABLISHED AND SECTION 17.08.040 CHEYENNE CITY MAP OF THE CHEYENNE CITY CODE 2002, BY CHANGING THE ZONING CLASSIFICATION FROM MUB MIXED USE WITH BUSINESS EMPHASIS DISTRICT TO PUD PLANNED UNIT DEVELOPMENT DISTRICT FOR STOREY ACRES, SECOND FILING, ALL OF TRACT 2, STOREY ACRES, CHEYENNE, WYOMING (LOCATED SOUTH OF AND ADJACENT TO STOREY BLVD., BETWEEN SUNSET DRIVE AND TOWNSEND PLACE)."

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING:**

Section 1. That in accordance with Title 17 Zoning, Chapter 17.08 Zoning Districts Established and Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, for the area and property described as all of Tract 2, Storey Acres, Cheyenne, Wyoming, also to be known as Storey Acres, Second Filing, be changed to PUD Planned Unit Development District.

Section 2. That the zone change was recommended for approval to PUD Planned Unit Development by the Cheyenne and Laramie County Planning Commission on October 3, 2005, pursuant to Section 17.148.060 Decision-makers—Planning Commission.

Section 3. That in accordance with Title 17 Zoning, Chapter 17.92 PUD Planned Unit Development District and Section 17.92.050 Final plan an ordinance of the Cheyenne City Code 2002, the following standards shall govern this PUD zoning classification.

Section 4. A. Uses By Right

The uses by right include general office space and the retailing or wholesaling of goods or the provision of services when the sale and storage of supplies and equipment are conducted within the building. There will be no residential, industrial or restaurant uses allowed within the Storey Business Plaza, except that vendors are allowed within the building common areas.

Section 5. Minimum Building Size

The minimum property size for any building lot is 3,000 square feet. This excludes Lot 7 as this lot is not intended for building use.

Section 6. Maximum Building and Site Coverage

Each of the structures located on Lots 1-6 may cover up to 100% of the lot size. Lot 7 will contain common open space with landscaping, drainage facilities and joint parking areas. There may be up to five trash collection areas. Additional trash collection and containment structures shall be added as needed.

Total of all building square footage shall not exceed 60,000 sq. ft. for this development. Medical office use shall not exceed 50% of the maximum building square footage.

Section 7. Maximum Building Height

The maximum building height shall not exceed two stories or 50-feet from the front door elevation to the ridge line of the roof.

Section 8. Setbacks

A. Front Yard – The lots do not have a front yard setback since the structure covers 100% of the lot. However, on Lots 1-6 there will be a minimum 5 ft. landscaped area from the face of the buildings (minus the vestibule portion) to the front and sides of the 5 ft. sidewalk at doorway as warranted.



- B. Rear Yard – The lots do not have a rear yard setback since the structure may cover up to 100% of the lot. Each of the structures will face the interior of the PUD and the setbacks around the perimeter of the PUD area as follows:
1. Storey Blvd – 15 feet
  2. Sunset Drive – 15 feet
  3. Townsend Place - 15 feet
  4. South property line – 10 feet
- C. Side Yard – The lots do not have a side yard. However, there will be minimum 20 ft. separation between each of the structures located on Lots 1-6.
- D. A clear site triangle shall be maintained at Sunset & Storey Boulevard and Townsend and Storey Boulevard per Section 17.116.180 of the Cheyenne City Code.

Section 9. Development Performance Standards:

Street access to the Storey Business Plaza shall be from Townsend Place or Sunset Drive. All drive lanes, trash containment areas and parking areas within the Storey Business Plaza shall be of common use and maintained by the Storey Business Plaza Owners Association. The trash containment areas shall not be for public use. Trash containment shall be constructed with a decorative concrete block, stucco, or Divet (EIFS).

Sidewalk and pedestrian walkways within the parking area shall be of raised construction.

Detached sidewalk: Storey Boulevard – 5' on property line  
Sunset Drive – 4.5' on property line  
Townsend Place – 4.5' on property line

All structures within the Storey Business Plaza shall be similar in exterior appearance and shall be constructed in accordance with the current building code of the City of Cheyenne in affect during construction. The front and rear facing exterior of each building will be constructed using a minimum of two different materials to enhance the aesthetic value of the structures. None of the structures in the development will contain more than 20% lap siding.

Lots 3, 4, and 5 AND 6 shall integrate exterior design elements to enhance building appearance. Architectural features on front and back shall be included to avoid straight wall appearance.

Section 10. Buffering Requirements

Buffering and screening along all streets will consist of landscaping trees and shrubs. Landscaping will also provide screening and buffering along the south property line. The landscaping along adjacent streets shall meet the street tree requirements of the Cheyenne City Code.

Screening and buffering may include fencing, hedges, and masonry walls not to exceed 6' in height as approved by the Storey Business Plaza Owners Association.

Section 11. Common Open Space or Facilities:

All of Lot 7 of the Storey Business Plaza PUD shall be common open space for the use and benefit of the lot owners. The common open space will be owned and maintained by the to-be-formed Storey Business Plaza Owners Association and any future subdivision of the common open space will be prohibited. The trash containment structures and irrigation control building will be located within the open space.

Trash containment enclosures to be constructed from decorative concrete block, brick, stucco, or Divet (EIFS).

All landscaping within the open space will consist of trees and shrubs and will be irrigated by an automatic irrigation system. There will be one tree for every 750 sq. ft. minimum of open space; provided, however, that the developer shall be allowed to substitute up to a maximum of 40% of the trees required with 10 shrubs for each tree and 10% of the trees with rock boulder and other landscape features provided, 50% of the required open space trees shall remain as trees.

#### Section 12: Signage

Each unit within the development will be constructed in a manner that reserves space on the entrance side of the unit and/or on the rear of a building that faces Storey Blvd., Townsend Place or Sunset Drive that will accommodate an exterior wall sign for the owner of each building. In addition, the developer will provide space and frames(s) to accommodate an exterior monument sign at each entrance into the development upon which a lot owner may, at its sole expense, affix a sign of equal size with other owners, containing its name, logo and description of services offered. The signs shall conform in style and general appearance with other signs and the frame. The monument signs located at the entrances shall not exceed 8 ft. by 8 ft. in size and will be located outside of the site triangles... All signs must be approved by the developer until the development is completed and thereafter by the Board of Directors of the owners association. No signs shall be on the building fascia or roofs or in the common areas not designated herein.

#### Section 13. Parking

There will be 175 parking spaces provided within the Storey Acres, Second Filing. There will be one parking space per 400 sq. ft. minimum of building floor area. All parking spaces are considered common elements and none of the lots have assigned or reserved parking spaces. Each non-handicapped parking space will be 9 ft. wide by 19 ft. deep. There will be 14 handicapped spaces located within the parking area which will be 12 ft. by 19 ft. All drive lanes within the parking areas will be a minimum 24 ft. wide.

Internal sidewalks and pedestrian walkways within the parking area shall be raised curb and concrete construction.

Outdoor lighting to be shielded with flat lenses, not to exceed 20' in overall height.

#### Section 14. Any Other Requirements and Restrictions

Each owner of a lot in the PUD shall be required to maintain the exterior grounds surrounding his unit in a neat and well-kept manner, free from debris, trash and rubbish. Outside storage of equipment and supplies is prohibited.

#### Section 15. Ownership and Maintenance of Common Area

The to-be-formed Storey Business Plaza Owners Association will be responsible for maintenance of the designated open space and common facilities. The common facilities shall include all of Lot 7, Storey Acres, Second Filing and are established for the purposes of providing vehicle and pedestrian access as well as for drainage management, trash removal by City of Cheyenne Sanitation Services, and utility installation. Ownership of Lot 7 will reside with the to-be-formed Storey Business Plaza Owners Association. Lots 1-6 shall share a proportional undivided interest in Lot 7.

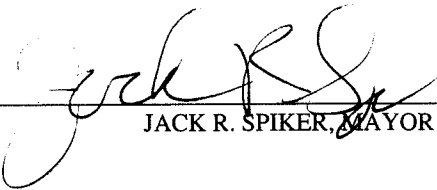
Section 16. That the City Engineer of the City of Cheyenne or his designated representative shall alter and amend the adopted Zoning Map as described in Section 17.08.040 Cheyenne city map of the Cheyenne City Code 2002, to comply with the change of zone as described in Section 1 of this ordinance upon notification by the City Clerk's office of publication of said ordinance.

Section 17. That this ordinance shall be in full force and effect upon its publication.

FIRST READING: October 10, 2005

SECOND READING: October 24, 2005

THIRD AND FINAL READING: November 28, 2005

  
\_\_\_\_\_  
JACK R. SPIKER, MAYOR

(SEAL)  
ATTEST:

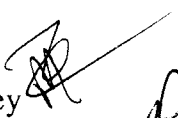

  
\_\_\_\_\_  
CAROL A. INTLEKOFER, CITY CLERK

publish date: Wyoming Tribune-Eagle  
December 3, 2005



**CITY/COUNTY DEVELOPMENT OFFICE**  
2101 O'NEIL AVENUE Suite 202 Cheyenne, WY 82001  
(Phone) 307-637-6282 (Fax) 307-637-6366

December 9 2005

To: Mike Basom, City Attorney   
From: Lisa Pafford, Development Office   
Re: PUD Ordinance for Storey Acres, Second Filing, Cheyenne, Wyoming

On October 24, 2005 at the City Council meeting, they approved staff recommendations #4 and #7 to the PUD Ordinance for Storey Acres, Second Filing. Staff recommendation #7 read as follows:

“7. Lot 6 be added to the last paragraph of Section 9 of the ordinance.”

The Development Office failed to submit a substitute ordinance to City Council following the approval of the condition that affected the ordinance. Therefore, the ordinance that was signed and published did not include this condition.

I would consider this an inadvertent clerical-type error and would recommend that a new ordinance page be prepared reflecting the staff recommendation as approved, and have the City Clerk's office re-publish the Ordinance as corrected. This memo could be placed in the City Clerk's records along with the corrected page to the ordinance that was approved on third and final reading on November 28, 2005.

If you agree with this recommendation, please initial the memo approved as to form and we will correct the ordinance as stated above. If you think this should be corrected differently, please advise accordingly.

Please call me at 637-6310 with any questions.

encl: Ordinance

xc: Owner/Agent  
City Clerk  
File (STA-FFZ)